

Manager:**Program Objectives:**

The Los Angeles County Department of Regional Planning (DRP) requests funding from the Southern California Association of Governments (SCAG) to employ an experienced consultant who will work with DRP staff to refine and apply an infill development methodology, known as the Infill Estimation Tool, to those areas of unincorporated Los Angeles County that fall within Southern California Compass Growth Vision and 2% Strategy-defined Centers and Corridors. The Infill Estimation Tool, which was developed from the California Infill Estimation Project, is a GIS-based method that can be used to identify individual infill parcels, and to analyze the likely results and "success" of different infill strategies. The Tool operates with ArcGIS and MS Excel software.

The Los Angeles County Urban Infill Estimation Project furthers the implementation of the Southern California Compass Growth Vision and 2% Strategy by utilizing a model that broadly applies and analyzes infill development strategies within the SCAG region. As the Project produces an inventory and GIS maps of potential infill opportunity sites, and as those results will be shared with other local jurisdictions and the development community, it contributes to SCAG's strategy to assemble and maintain a quality regional database of vacant and reuse opportunity sites. As the Project evaluates the success of specific infill strategies, including transit-oriented development, in Compass and 2% Strategy-defined Centers and Corridors in unincorporated Los Angeles County, it contributes to SCAG's strategy to develop pilot projects that show the Growth Vision in action. Furthermore, as the Project produces measured and quantifiable results, it contributes to SCAG's overarching strategy to develop a monitoring system for the Compass Growth Visioning effort. The research conducted for the Project will produce a body of knowledge that will guide policymaking efforts to support infill development within unincorporated Los Angeles County. It will also provide a body of knowledge that can be used to assist infill efforts within seven SCAG sub-regions: San Gabriel Valley COG, Gateway Cities COG, South Bay Cities COG, Westside Cities, Arroyo Verdugo Cities, North Los Angeles County and the City of Los Angeles.

The DRP would achieve the following objectives:

- Promote infill development and smart growth within SCAG sub-regions by identifying potential sites within the existing urban infrastructure.
- Reinforce the link between transportation and land use by encouraging infill policies, including transit-oriented development.
- Address the housing shortage in Southern California by identifying potential infill development sites for rezoning to higher residential densities that support multi-family housing.
- Produce data and analyses that can be used to facilitate a more effective land inventory for the next Housing Element update.
- Assist policymakers in making effective decisions about infill development by testing the impacts of different strategies.

Program Accomplishments:

In 2001, as part of the CA Infill Estimation Project, Environment Now assembled a team of stakeholders, including staff from the Los Angeles County Department of Regional Planning, the City of Los Angeles and SCAG, to design and test an infill analysis tool in the Los Angeles urban region that would have broad

application within the State. The team, known as the Infill Methodology Working Group, was led by Environment Now, their consultants (Solimar Research Group, Inc. and Terrell Watt Consulting) and included a team of local planning, housing and community development experts. In June 2004, the California Infill Estimation Project unveiled a new, real-life model that enables planners and policymakers to effectively implement infill development policies and programs. The Infill Estimation Project was funded by a Caltrans Environmental Justice (EJ) grant to the City of Los Angeles. With the assistance of Solimar Research Group, Inc., the study resulted in the successful pilot application of the Infill Estimation Tool to unincorporated East Los Angeles.

This project also builds off of the work, funded in part by SCAG in FY 02-03, by the Los Angeles County Department of Regional Planning and its Housing Advisory Committee to develop a methodology for identifying, as well as selecting, opportunities for infill development in unincorporated Los Angeles County. The Housing Opportunities Areas Study was an effort to identify areas that may be appropriate to accommodate increased residential densities, for further study. The goals of the study were to complete a vacant land inventory that meets the statutory requirements of State Housing Element law, to identify vacant parcels suitable for residential use and to identify vacant parcels suitable for multifamily housing. The Vacant Land Study was an effort to develop site selection criteria for vacant sites in "urban" areas of unincorporated Los Angeles County.

Total Grant Amount Requested: \$120,000

For Consultant Work

06-XXX.XXXCX LA County Urban Infill Estimation Project

Budget \$79,069
Funds Source
Internal use only

Manager:

Consultant:

Contract Number:

Contract Amount:

Previous Accomplishments:

Steps:

- 1) Assemble and streamline data:** Work with DRP staff and various agencies, including SCAG, Los Angeles County Department of Public Works, and the Los Angeles County Assessor's office to gather data, and to purchase additional data as needed. Work with DRP staff to streamline inconsistencies in data. (July 2005 – August 2005)
- 2) Set-up Infill Estimation Tool:** Load data into the Infill Estimation Tool, and activate "filters," such as zoning or land use policy, lot size, ratio of existing housing to maximum build out, ratio of assessed value of improvements versus assessed value of land, etc. Work with DRP staff to apply local knowledge to scan and manually remove parcels that are determined to not be viable for further development. (August 2005 – November 2005)
- 3) Devise strategies and assumptions:** Work with DRP staff to define infill strategies, such as transit-oriented development and density bonus, and to generate assumptions about them, including increased density, market activity and increased activity due to the strategy. (September 2005 – November 2005)
- 4) Scan infill sites using the Geographical Screening Feature:** Work with DRP staff to use SCAG-provided maps of areas in unincorporated Los Angeles County that fall within Compass and 2% Strategy-defined Centers and Corridors to screen for infill opportunities geographically, as well as quantitatively, in terms of parcels, acreage and potential units. (November 2005 – January 2006)
- 5) Analyze potential sites by criteria using the Infill Strategy Evaluation Feature:** Work with DRP staff to evaluate the potential impact of infill strategies on areas of unincorporated Los Angeles County that fall within Compass and 2% Strategy-defined Centers and Corridors by linking previously selected strategies to the statistical results and maps of Geographic Screening. (January 2006 – March 2006)
- 6) Initiate evaluation of previous smart growth/infill initiatives:** Work with DRP staff to identify potential methods for using the Infill Estimation Tool and methodology to track, monitor, and evaluate the success of projects that have been approved under existing Los Angeles County smart growth initiatives. (March 2006 – June 2006)
- 7) Final Work Report:** Work with DRP staff to prepare and complete the Final Work Report. (March 2006 – June 2006)

Products:

- Parcel-specific GIS maps that identify potential infill development areas and sites in unincorporated Los Angeles County that fall within Southern California Compass Growth Vision and 2% Strategy-defined Centers and Corridors. (November 2005)
- Numerical values of infill potential for areas and sites, such as built capacity, in unincorporated Los Angeles County that fall within Southern California Compass Growth Vision and 2% Strategy-defined Centers and Corridors. (March 2006)

LA County Department of Regional Planning

- A report that includes a description of the methodology used and a discussion of the strategies applied to specific geographic areas to develop the infill estimates (June 2006)

Planning Emphasis Area Addressed (PEA): 5

Planning Factor Addressed (PF): 3,4,7

FY 06-07 Continuing Activities:

04-05 Work Element Number:

Completed

Continuing

For Staff Work

Budget \$ 40,931

Funds Source

Internal use only

06-XXX.XXXSX LA County Urban Infill Estimation Project

Manager:

Previous Accomplishments: The Los Angeles County Department of Regional Planning (DRP) has worked on a number of projects that promote infill development and the coordination between land use and transportation, including the establishment of transit-oriented districts in unincorporated Los Angeles County along the Metro Blue Line and Green Line. DRP staff has also participated in the development of the California Infill Estimation Project, and has worked with the Solimar Research Group, Inc. to pilot-test the Infill Estimation Tool on unincorporated East Los Angeles. Furthermore, in FY 2002-2003, DRP staff worked with the County's Housing Advisory Committee and SCAG to develop the Housing Opportunities Areas Study and the Vacant Land Study. Currently, the DRP is working on its General Plan update, which includes the reinforcement of infill strategies in the Land Use Element.

Steps:

- 1) **Assemble and streamline data:** Provide the consultant with digitized zoning or land use policy maps and other available data. Work with the consultant to gather data necessary for the Infill Estimation Tool from various agencies, including SCAG, Los Angeles County Department of Public Works, the Los Angeles County Assessor's office, and to streamline inconsistencies in the data. (July 2005 – August 2005)
- 2) **Set-up Infill Estimation Tool:** Apply local knowledge to scan and manually remove parcels that are determined to not be viable for further development. This process, which entails going through forty map sheet areas and four community plan areas, will require significant staff time and resources. (August 2005 – November 2005)
- 3) **Devise strategies and assumptions:** Work with the consultant to define infill strategies, such as transit-oriented development and density bonus, and to generate assumptions about them, including increased density, market activity and increased activity due to the strategy. Conduct research to justify those assumptions. (September 2005 – November 2005)
- 4) **Scan infill sites using the Geographical Screening Feature:** Work with the consultant to use SCAG-provided maps of areas in unincorporated Los Angeles County that fall within Compass and 2% Strategy-defined Centers and Corridors to screen for infill opportunities geographically, as well as quantitatively, in terms of parcels, acreage and potential units. (November 2005 – January 2006)
- 5) **Analyze potential sites by criteria using the Infill Strategy Evaluation Feature:** Work with the consultant to evaluate the potential impact of infill strategies on areas of unincorporated Los Angeles County that fall within Compass and 2% Strategy-defined Centers and Corridors by linking previously selected strategies to the statistical results of Geographic Screening. (January 2006 – March 2006)
- 6) **Initiate evaluation of previous smart growth/infill initiatives:** Identify previous smart growth initiatives that have been approved by Los Angeles County, and identify data sources that the County would need in order to track, monitor and evaluate their success, using the Infill Estimation Tool and methodology. Prepare a report with recommendations on the development and implementation of the tracking and monitoring system. (March – June 2006)
- 7) **Final Work Report:** Coordinate with the consultant to prepare and complete the Final Work Report. (March 2006 – June 2006)

Products:

- Analysis of the potential impact of infill strategies on areas of unincorporated Los Angeles County that fall within Compass and 2% Strategy-defined Centers and Corridors. (March 2006)

LA County Department of Regional Planning

- Report of recommendations for how the County will evaluate previous smart growth initiatives approved by Los Angeles County, using the Infill Estimation Tool and methodology. (June 2006)
- Quarterly progress reports to SCAG (October 2005, January 2006, April 2006, July 2006)
- Forward copies of the consultant's Final Work Report to SCAG (June 2006)

Planning Emphasis Area Addressed (PEA): 5

Planning Factor Addressed (PF): 3,4,7

FY 06-07 Continuing Activities:

04-05 Work Element Number:

Completed

Continuing